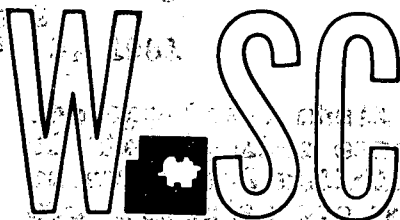


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR

455 NORTH MAIN STREET

WICHITA, KANSAS 67202

(316) 268-4561

April 3, 1981

Baughman Company, P.A.

330 Laura

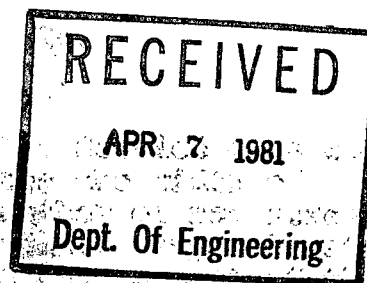
Wichita, Ks. 67211

Re: S/D 81-27 — Preliminary plat of Hedgecliff 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 2, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The entire 66 feet of right-of-way for Mt. Vernon will need to be dedicated before this plat can be completed. The north 6 feet is being dedicated by the plat of Second Addition to Cedar Ridge. The south 50 feet should be shown on the Hedgecliff 3rd Addition plat. If either portion gets dedicated by separate instrument and recorded prior to completion of either plat, the recording data can be shown on the face of the plat.
- B. The applicant shall guarantee the paving of all streets being platted, including Mt. Vernon.
- C. Sidewalks shall be guaranteed at the following locations: both sides of Cypress, Cooper and Mt. Vernon (collectors); and both sides of Bellaire (multi-family development).
- D. The applicant shall guarantee extension of sewer and water to serve all lots being platted.
- E. The applicant shall guarantee all drainage improvements required by the platting of this property, including the seeding and mulching of the existing drainage dedication adjacent to this plat on the west.
- F. Although some building setbacks are shown on the C.U.P., it is recommended that at least corner lot setbacks be shown on the final plat for the lots west of Cooper since this portion of the plat is different from the C.U.P. illustration.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.



Baughman Company

Page 2

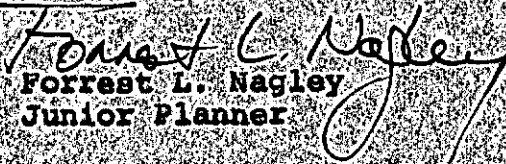
April 3, 1981

- H. The applicant shall submit a letter from Cities Service or a copy of the pipeline easement agreement which states the width of easement and building setback required and whether or not streets and utilities are permitted to cross the pipeline. Any relocation or encasement of the pipeline required by the development of this property shall not be at the City's expense.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

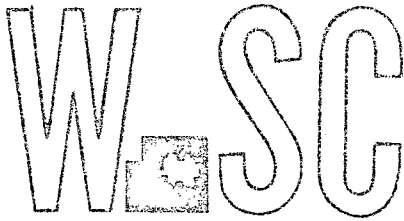
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Fidelity Investment and Kessler Bros., Inc., c/o Ivan Salyer,
229 S. Market, 67202
Frank Kessler, 1905 S. W. Blvd., 67213
/ Mike Lindebak, City Engineering
Paul Johnston, Operations and Maintenance

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4551

May 15, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-27 - Final plat of Hedgecliff 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 14, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The entire 66 feet of right-of-way for Mt. Vernon (a collector street) will need to be dedicated before this plat can be completed. The north 6 feet from Webb Road to the west line of Cypress shall be dedicated by separate instrument.
- B. The applicant shall guarantee the paving of all streets being platted, including Mt. Vernon.
- C. Sidewalks shall be guaranteed at the following locations: both sides of Cypress, Cooper and Mt. Vernon (collectors); and both sides of Bellaire (multi-family development).
- D. The applicant shall guarantee extension of sewer and water to serve all lots being platted.
- E. The applicant shall guarantee all drainage improvements required by the platting of this property, including the seeding and mulching of the existing drainage dedication adjacent to this plat on the west.
- F. The final plat tracing shall indicate the width of all building setbacks being platted.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. The applicant shall submit a letter from Cities Service or a copy of the pipeline easement agreement which states

the width of easement and building setbacks required and whether or not streets and utilities are permitted to cross the pipeline. Any relocation or encasement of the pipeline required by the development of this property shall not be at the City's expense.

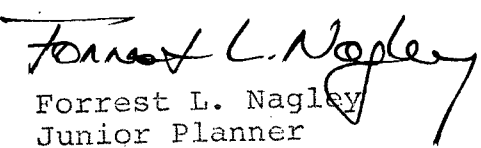
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat tracing shall indicate the street name change of Stacey Circle to Mt. Vernon Court. An appropriate name for the north/south segment of Clark shall be worked out with the City Fire & Planning Departments.
- K. The drainage and utility easements shall be separated on the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 21, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Fidelity Investment, Ivan Salyer, 229 S. Market, 67202
Frank Kessler, 1905 Southwest Blvd., 67213
X Mike Lindebak, City Engineering
Walt Campbell, Fire Department